

September 1, 2016

Minutes – Mail – Board Business

**Brentwood Planning Board
Minutes
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Tom Burns of TF Moran, Inc spoke on behalf of the applicant this evening. There were several abutters present for this hearing. Burns said they propose to divide the 9.5 acres into two lots and will use the existing curb cut on Middle Road with a shared driveway extending onto the lots. The use of a shared access will serve to eliminate the need for an additional driveway and will require a wetlands crossing at its narrowest point. They have also submitted a request for a Conditional Use Permit for the wetland crossing. They have applied for state subdivision approval, and for the 425 sqf wetland crossing. Burns said all the existing buildings will be removed prior to construction. He provided the Board with a copy of the access and maintenance agreement for the shared driveway (on file), and they have applied to the NHDOT for a driveway permit, as this is a change of use, for two driveways from one access point.

Greenwood's comments were discussed at this time (on file) and they have already addressed many of the notes, and will take care of any others. Greenwood retracted his note regarding fire suppression, as it is not required in a small subdivision. Town engineer Steve Cummings comments were discussed at this time. Burns will take care of any outstanding issues, and he will contact the FD regarding item 7, that talks about perhaps widening the shoulder, or provide a "turnaround" space for fire apparatus.

Abutter Mark Reiner asked where the homes would be located, and Burns showed that they will be towards the back of the lots.

Motion made by Kennedy, 2nd by Mantegari to grant a Conditional Use Permit for a Wetlands Crossing, in accordance with RSA 674:21.II and Brentwood's Land Use Document, Article 700.002.009.001:

That this meets criteria A: all in favor.
That this meets criteria B: all in favor.
That this meets criteria C: all in favor.
That this meets criteria D: all in favor.
That this meets criteria E: all in favor.
The motion carried by unanimous vote.

Stevens said that before any certificate of occupancy were to be issued on the new homes, that the old structures need to be removed, and Burns said that any condition of a CO would be to comply with the recorded plan, and that plan states the structures to be removed. The owner was present and said they plan on tearing them down before marketing the new homes, as they are an eyesore.

Motion to grant a 120-day conditional approval to January 5, 2017, contingent upon the following:

1. Satisfy any outstanding issues of Greenwood's or Cummings letters
2. Receipt of all state permits.

The Motion carried by unanimous vote. Burns thanked the Board for their time this evening.

Design Review Hearing: Creative Self-Storage - tax map 209.018

Paperwork is in order and abutters legally notified from the list provided by the applicant.

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Chad Branon of Fieldstone Land Consultants spoke on behalf of the applicant this evening. He said they will be proposing 5 new buildings for a total of 29,950 sf of additional storage on the site, of which 13,750 will be climate controlled. There will be a generator on site in case of a power outage. The plan shows a small impact to the wetland buffer, which will require a conditional use permit, and one of the buildings is set right at the 50 - foot side setback. Members asked if this could be shortened. They have met with the FD regarding access and turning radius for apparatus. Stevens said that this looks like a good use of the property.

Having no further discussion, Johnston closed this hearing at 8:20. Branon thanked the Board for their time this evening.

Board Business

Motion made by Johnston, 2nd by Kennedy to approve the August 4 minutes: the motion carried with Mantegari, Stevens and Bergeron abstaining as they were not present.

The Board is in receipt of a letter from the DMV, asking if Brentwood Auto Wholesalers can hold a wholesale dealer car license at 335 Rte 135 (tax map 209.014). The PB also has a copy of a letter from the FD sent to the property owner on August 8, regarding non-compliance issues with the fire pond. Members agree to recommend that the DMV "defer further action pending investigation". Johnston signed accordingly.

The Board is in receipt of a letter from the DMV, asking if Nextcar can hold a Wholesale Dealers License at 405 Rte 125 (tax map 208.032). Members agree to hold any decision until the next meeting, to allow time to review the file for any previous site plan approvals.

Motion made by Mantegari, 2nd by Kennedy to sign the 2016-2017 RPC contract. All were in favor and Johnston signed the contract.

Have a request from the Callahan-Bouchard site plan (tax map 209.004) for an extension to their conditional approval.

Motion made by Mantegari, 2nd by Bergeron to grant the extension to December 1, 2016: all were in favor.

Motion made by Mantegari, 2nd by Wells to adjourn at 8:30 pm: all were in favor.

Respectfully submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board